

Lincoln Street | Fourplex Conversion

Welland



Property Type: Existing Legal Triplex

Scope of Work: Interior Alteration to Convert Oversized 1-Bedroom Unit into Two Units (1-Bedroom + Bachelor), Upgrading Triplex into a Legal Fourplex

Project Overview:

Located in investor-friendly Welland, this project involved the strategic conversion of an existing legal triplex into a fourplex by reconfiguring one of the oversized ground-floor units. Our design team split the existing large 1-bedroom unit into two functional and self-contained suites: a smaller 1-bedroom and a compact bachelor unit.

This upgrade brings the building's total unit count to four—without any additions or exterior changes—maximizing rental income and increasing the overall value of the property.

Scope & Strategy:

- Converted an existing 1-bedroom unit into two units:
 - 1x 1-bedroom unit
 - 1x bachelor unit
- Maintained the building's exterior envelope while enhancing internal space utilization
- Added private in-suite laundry to each new unit
- Provided individual exits for both new suites
- Upgraded HVAC and plumbing layout to support the reconfigured unit design
- Ensured compliance with Part 9 and Part 11 of the Ontario Building Code

Challenges Solved:

- Navigated constraints from existing plumbing, HVAC ducting, and structural layout
- Addressed minimum unit size requirements and spatial flow without requiring costly demolition
- Worked closely with Welland examiners to ensure a smooth approval process despite the complex interior changes

Investor Benefits:

- Increased unit count from 3 to 4—boosting long-term cash flow and property valuation
- Avoided exterior construction costs or rezoning by leveraging smart interior design
- Delivered two well-laid-out, in-demand rental units with modern layouts
- Located in Welland, where planning staff and examiners continue to support development initiatives

Current Status:

Permit approved and construction completed. Units are now ready for lease.